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PUBLIC SALE

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VALUABLE REAL ESTATE

By virtue of a Decree of the Circuit Court for Frederick County, dated January 16, 1959, wherein C. Douglas Sager et. al. are Complainants, and A. Catherine Myers is Defendant, being No. 19,051 Equity, in the Circuit Court for Frederick County, the undersigned Trustee will offer for sale on the premises of the late John W. Sager, in New Midway, Frederick County, Maryland, on Saturday, the 6th day of June, 1959, at the hour of one o'clock, p.m. the following parcels of real estate of which the said John W. Sager died seized and possessed:

FIRST: All that parcel of land containing two acres, more or less, located in the village of New Midway, Frederick County, Maryland, having a frontage on the State Highway of approximately 110 feet, with a depth of approximately 700 feet on the northeast side and a depth of approximately 780 feet on the southwest side, and a width in the rear of about 140 feet along the tracks of the Pennsylvania Railroad Company.

This property is improved with a two and one-half story log house weatherboarded, with three rooms on the first floor and inclosed porch, in the rear, with four bedrooms on the second floor and small attic, large cellar with earth floor and good sized fireplace, chicken house, tool shed, corn crib, hog pen, meat house, with good well of water with hand pump in the yard. The house is located on one side of the lot with a good sized building lot on the other.

It being the same real estate conveyed to John W. Sager by deed from E. Lee Erb, Executor of Sarah Burdner, dated April 8, 1931, and recorded in Liber No. 378, folio 304, one of the Land Records for Frederick County.

SECOND: All those two unimproved lots of land located about two miles east of New Midway, in Johnsville District, on the Baker Road, containing in the aggregate ten acres and 25 perches, more or less, with a frontage of three hundred feet, more or less, on the Baker Road, and has a good stand of timber to the rear.

Being the same real estate conveyed to the said John W. Sager by the following deeds:

(1) Deed from Finkle H. Birely and wife, dated March 20, 1913, and recorded in Liber No. 314, folio 236, and

(2) Deed from Horace D. Radcliffe and wife, dated October 13, 1915, and recorded in Liber No. 314, folio 235, one of the Land Records for Frederick County.

Terms of sale as prescribed by Decree of Court—One-third of the purchase price to be paid in cash on day of sale or on ratification thereof by the Court, and the residue in three equal annual installments, the purchaser or purchasers giving his, her or their notes with approved security and bearing interest from day of sale, or all cash, at the option of the purchaser or purchasers.

A deposit of ten per cent of the purchase price will be required of the purchaser on day of sale.

Taxes to be adjusted to day of sale. Cost of conveyancing and federal stamps at the expense of the purchaser or purchasers.

WILLIAM M. STORM, Trustee

Charles Roop, Auctioneer  
William M. Storm, Attorney

I (we) hereby acknowledge to have

purchased from William M. Storm, Trustee, the real estate described as "First" in the annexed

advertisement of sale, at and for the price of

Forty Seven Hundred Dollars, and I (we)

hereby agree to comply with the terms of sale

as prescribed in said annexed advertisement

of sale.

WITNESS MY (OUR) HAND(S) AND SEAL(S)

ON THIS 6th DAY OF JUNE, 1959.

WITNESS:

Mary L. Rippson (SEAL)

Charles R. Rippson (SEAL)

William M. Storm

I (we) hereby acknowledge to have pur-

chased from William M. Storm, Trustee, the

real estate described as "Second" in the

annexed advertisement of sale, at and for the

price of Sixteen Hundred & fifty Dollars, and

I (we) hereby agree to comply with the terms

of sale as prescribed in said annexed adver-

tisement of sale.

WITNESS MY (OUR) HAND(S) AND SEAL(S) ON

THIS 6th DAY OF JUNE, 1959.

WITNESS:

Harold Shriver (SEAL)

Catherine Shriver (SEAL)

William M. Storm